

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of June 6, 2016**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, June 6, 2016 in the Board Room of the Village Hall, Five Plaza Drive Woodridge, Illinois.

I. CALL TO ORDER

Chairman Hendricks called the meeting to order at 7:30 p.m.

II. ROLL CALL

Upon roll call the following were:

Present: Balogh, Gaspar, Hendle-Kinnunen, Mast, Hendricks

Absent: Przepiorka

Director of Community Development Michael Mays, Planner Jason Zawila and Recording Secretary Peggy Halper were also present.

III. APPROVAL OF MINUTES FOR THE MAY 16, 2016 MEETING

Commissioner Gaspar made a motion, seconded by Commissioner Hendle-Kinnunen to approve the minutes from the May 16, 2016 meeting with no changes. A roll call vote was taken:

Ayes: Gaspar, Hendle-Kinnunen, Balogh, Hendricks, Mast

Nays: None

Motion Passed

IV. CONSIDERATION OF A MAJOR AMENDMENT TO THE FINAL PLAN AND PLAT FOR A PLANNED UNIT DEVELOPMENT FOR WOODHILL CROSSINGS NORTHEAST ADDITION – 11130 KAHTERINE’S CROSSING – DAVEY ROAD DEVELOPMENT, LLC.

A. Public Hearing

Chairman Hendricks called the public hearing to order. He then reviewed the application before the Plan Commission verifying that all required public notices had been given. A copy of the certificate of publication shall be made part of this public hearing record as exhibit “A”. He then asked for staff to make a presentation.

Jason Zawila, Planner, was sworn in and stated he would like to make staff’s report part of the public hearing record as exhibit “B”. The Woodhill Crossing Northeast Addition PUD Final Plan and Plat was approved by the Village Board back in 2008 for a 92,000 square foot office/warehouse building and associated site improvements.

Davey Road Development, LLC is requesting an amendment to the approval of the Final Plan and Plat of the PUD to permit a construction of an approximately 85,000 square foot office/warehouse.

The approval does require a major amendment to the Final Plan and Plat PUD due to the reduction in the building size and parking spaces from the original plan. The proposed plan and development is consistent with the Comprehensive Plan, the annexation development agreement and surrounding uses. The proposed parking and landscaping for the site meets all Village code requirements. As noted in staff's report the property owner is looking to obtain LEED for Core and Shell certification for the proposed building. He said this does conclude staff's presentation for this evening.

Chairman Hendricks asked if the applicant wanted to make their presentation.

Frank Sciackitano, Lakeview Realty Investors, stated he represents the owner Davey Road Development, LLC who is seeking approval for this buildings and is very excited about it. He is present tonight to answer any questions that the Commission might have.

Chairman Hendricks asked if there were any questions from the Commissioners.

Commissioner Balogh asked since this is a smaller building with less parking spots is the additional open space being landscaped.

Mr. Sciackitano showed on the overhead the landscape plan. The site will be heavily landscaped which will be drought resistant and a no-mow fescue for the grass. It will be naturally irrigated just by the site design and won't require a lot of water once the site is established.

Commissioner Balogh asked if they are still landscaping the full seven acres.

Mr. Sciackitano said yes it will be heavily landscaped especially around the pond.

Mr. Zawila stated the open space is going to increase to 37% of the site with this plan.

Commissioner Hendle-Kinnunen asked if the applicant can talk about the LEED certification.

Mr. Sciackitano said LEED stands for Leadership in Energy and Environmental Design and was established about 10 years ago. It designs buildings that are self-sustained and require less energy to run themselves. Some of things that they did with this building was install LED lighting for all the exterior lighting, they will have high efficiency heating units inside the building, limited irrigation, native landscaping, and permeable pavers at the site. The detention pond will have a wet bottom and they will have a snorkel on the outflow so water will come up and then go

through the pipe instead of just flowing straight out. All of these things helps the building be more energy efficient and better environmentally.

Commissioner Hendricks asked what is the benefit for a company to become LEED certified.

Mr. Sciackitano stated the benefit is that it reduces energy costs. The electric and water will be lower so this will lower energy costs. Companies like to be a little prestigious being a LEED certified building rather than just a regular building. This will set them apart from the rest of the buildings out there.

Commissioner Hendricks asked if there were any subsidies out there.

Mr. Sciackitano said not that he is aware of. It actually cost a little more because of the consulting that is involved.

Chairman Hendricks stated he feels it is a good thing to be LEED certified. It might be good for staff to look into this to see if there are any incentives.

Michael Mays, Director of Community Development, was sworn in. He said with this being the first building in the Village that is seeking LEED certification they would like to highlight and promote it to help encourage others.

Chairman Hendricks asked if there were any additional questions from the Commissioners. None responded. He then asked if there was anyone in the audience that wanted to speak in regards to this public hearing. None responded. He then called for a motion to close the public hearing.

Commissioner Balogh made a motion, seconded by Commissioner Gaspar to close the public hearing. A roll call vote was taken:

Ayes: Balogh, Gaspar, Hendle-Kinnunen, Hendricks, Mast

Nays: None

Motion passed

B. Plan Commission Discussion

None

C. Staff Recommendation

Mr. Zawila said there are two motions that are required for this case. There is one correction for the staff report and that is the applicant is not asking for Final Plat of Subdivision because that has already been approved and can be eliminated from the motion.

D. Plan Commission Recommendation

Commissioner Gaspar made a motion, seconded by Commissioner Mast to approve the Findings of Fact for the PUD Plan and Plat as contained in Attachment 6 of staff's report dated June 6, 2016. A voice vote was taken:

Ayes: Gaspar, Mast, Balogh, Hendle-Kinnunen, Hendricks

Nays: None

Motion passed

Commissioner Hendle-Kinnunen made a motion, seconded by Commissioner Gaspar to recommend to the Mayor and Village Board approval of the Final Plan and Plat for a Planned Unit Development subject to the following plans listed on page four of staff's report, and subject to the following conditions as listed on page five of staff's report dated June 6, 2016. A roll call vote was taken:

Ayes: Hendle-Kinnunen, Gaspar, Balogh, Hendricks, Mast

Nays: None

Motion passed

V. PUBLIC COMMENT (ITEMS NOT RELATED TO THE AGENDA)

None

VI. DISCUSSION ITEMS

Mr. Mays stated it is important that the Commissioners let staff know their availability for the next meeting for June 20th.

VII. UPDATE OF PREVIOUS PLAN COMMISSION CASES

Mr. Zawila stated Park 355 and Union Pointe Phase 4 was approved at the June 2nd Village Board Meeting.

Commissioner Balogh said she noticed the Marathon Station at 75th and Janes on the southwest corner installed a new sign with running lights. She asked what process they had to go through for the sign.

Mr. Zawila stated that particular sign was for that corner lot. They were allowed to get the sign due to the text amendments from 2013. The business owner submitted a sign permit that that staff evaluates with the sign code. If they ever do see a sign that is flashing or changing they should let staff know because they do have code enforcement respond and talk with those business.

Discussion continued in regards to sign regulations.

Chairman Hendricks asked if there were any further questions or comments. None responded. He then called for a motion to adjourn the meeting.

VIII. ADJOURNMENT

Commissioner Gaspar made a motion, seconded by Commissioner Mast to adjourn the meeting. A roll call vote was taken:

Ayes: Gaspar, Mast, Balogh, Hendle-Kinnunen, Hendricks,

Nays: None

Motion passed

Chairman Hendricks

Peggy Halper, Secretary